

# MEMO

**Date:** October 14, 2004  
**To:** Community, Human and Economic Development Committee  
**From:** Joseph Carreras, Lead Regional Planner  
(213) 236-1856, Carreras@scag.ca.gov  
**RE:** Land Use Opportunity Tracking System (LOTS): A Compass implementation tool for Local Government

## RECOMMENDATION:

Information only.

## SUMMARY:

Staff will demonstrate LA LOTS ... lots.ucla.edu, a web-based tool to reduce infill development barriers.

## BACKGROUND:

LOTS is a comprehensive web based information portal for land/development analysis, specializing on the City of Los Angeles, but also covering the County of Los Angeles and its many communities. The interactive portal provides a platform for users to query as well as map areas that might be appropriate for infill housing development. The site also provides "point and click" data, charts and tables, uses assessor's data and aerial photos and focuses in on development opportunities around transit stations.

LOTS was developed as a pilot program through a State Housing and Community Development Department's Inter-regional Partnership for Job Housing Balance program involving SCAG, UCLA's Advanced Policy Institute and the Greater Economic Alliance of the Antelope Valley (GAVEA).

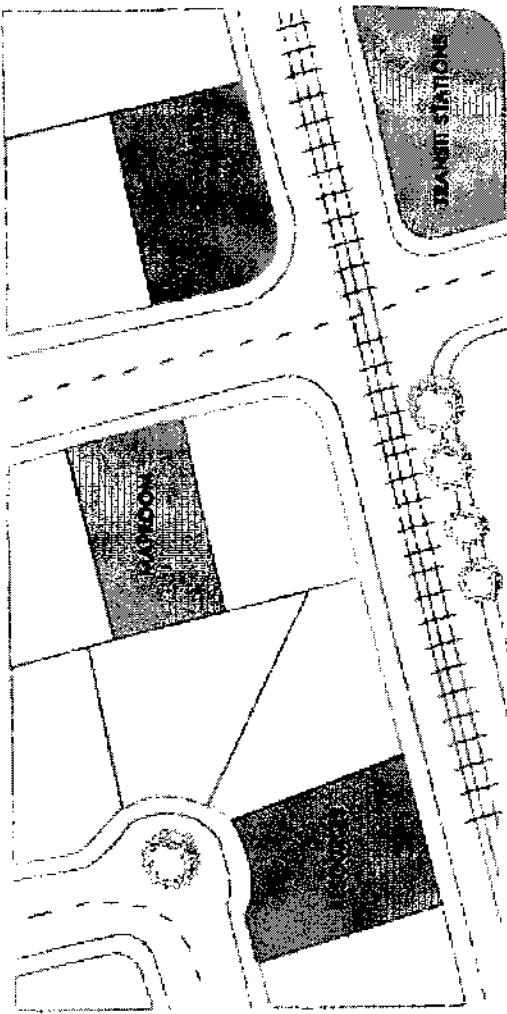
The accompanying presentation slides provide a step-by-step introduction to LOTS. Neal Richman, Ph.D., Director of the UCLA Neighborhood Knowledge Research Center will provide the Committee with an on-line demonstration of the website, answer questions related to its major features and identify potential applications for Compass growth visioning. The next challenge for the region is translating the broad goals and recommendations from the Compass process into the identification of specific housing development opportunities that can limit sprawl. New internet-based mapping systems, like LOTS, provide a number of promising features at this planning stage.

First, users can move from the regional to the block and parcel level with just a few clicks of the mouse, thereby improving our understanding of the connections between the local and the regional. Second, because of the ease and interactivity of these systems, new infill development opportunities can be found. With overlays of data, users can quickly identify promising centers for transit-oriented development, neighborhoods with rising numbers of minority homeowners, and even local "nuisance properties" that residents want to see redeveloped. Finally, beyond planning purposes, these new web tools can provide a vehicle for marketing infill sites to developers interested in exploring new housing models.

The LOTS information system is the first of its kind in the nation. Recent presentations at Railvolution and the National Congress for Community Economic Development, received enthusiastic responses. In November, UCLA will present LOTS in New York City, responding to an invitation by New York University and City's Department of Housing Preservation and Development.

# L.A. LOTS

Land Opportunities Tracking System



This interactive mapping system is designed as a comprehensive information portal to support infill development through efficient use of available resources, within the City of Los Angeles and the region.

## NEWS

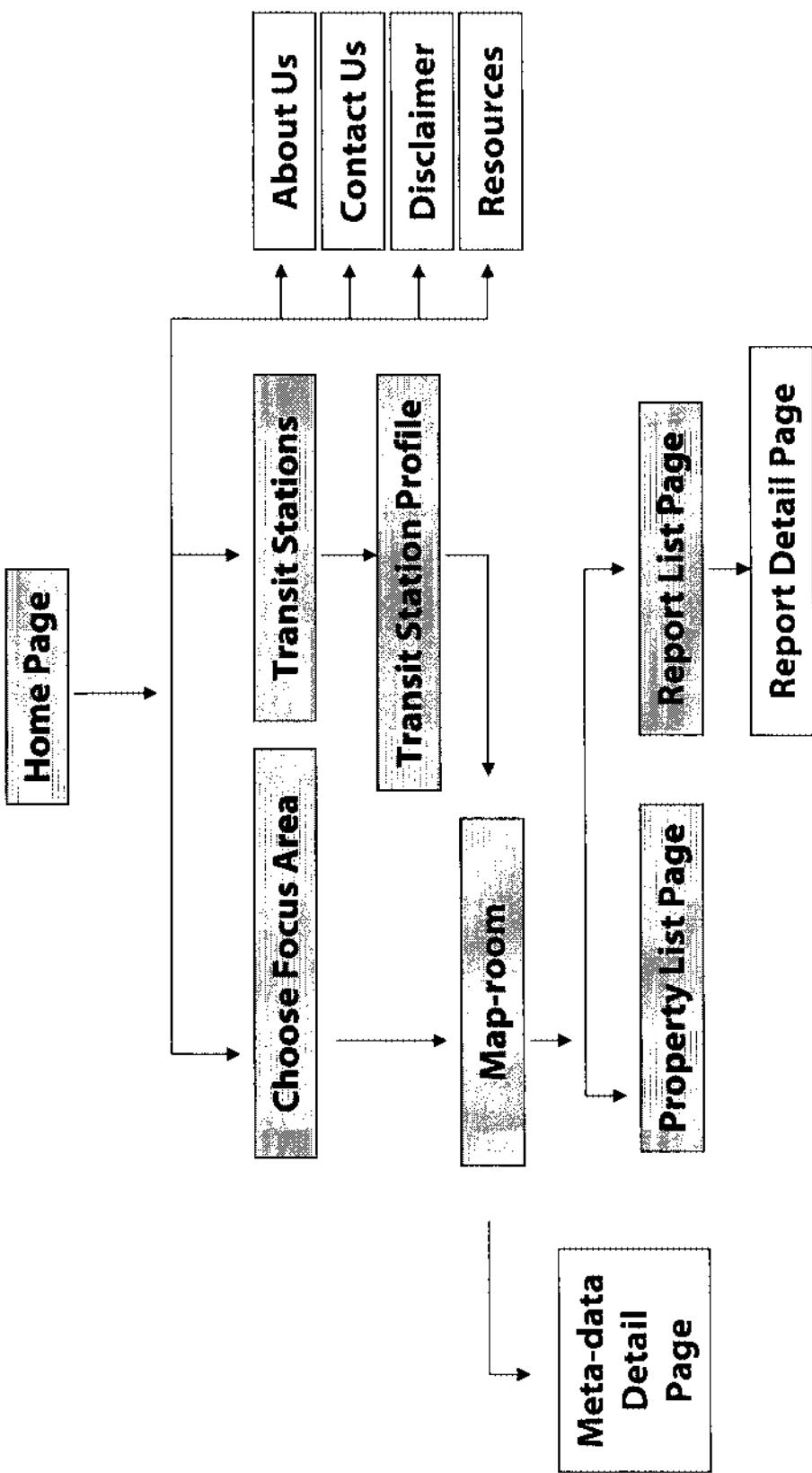
- [LAWMAKERS](#)
- [DEVELOPERS](#)
- [CITY](#)
- [AGENCIES](#)

[About Us](#) | [Contact Us](#) | [Disclaimer](#)

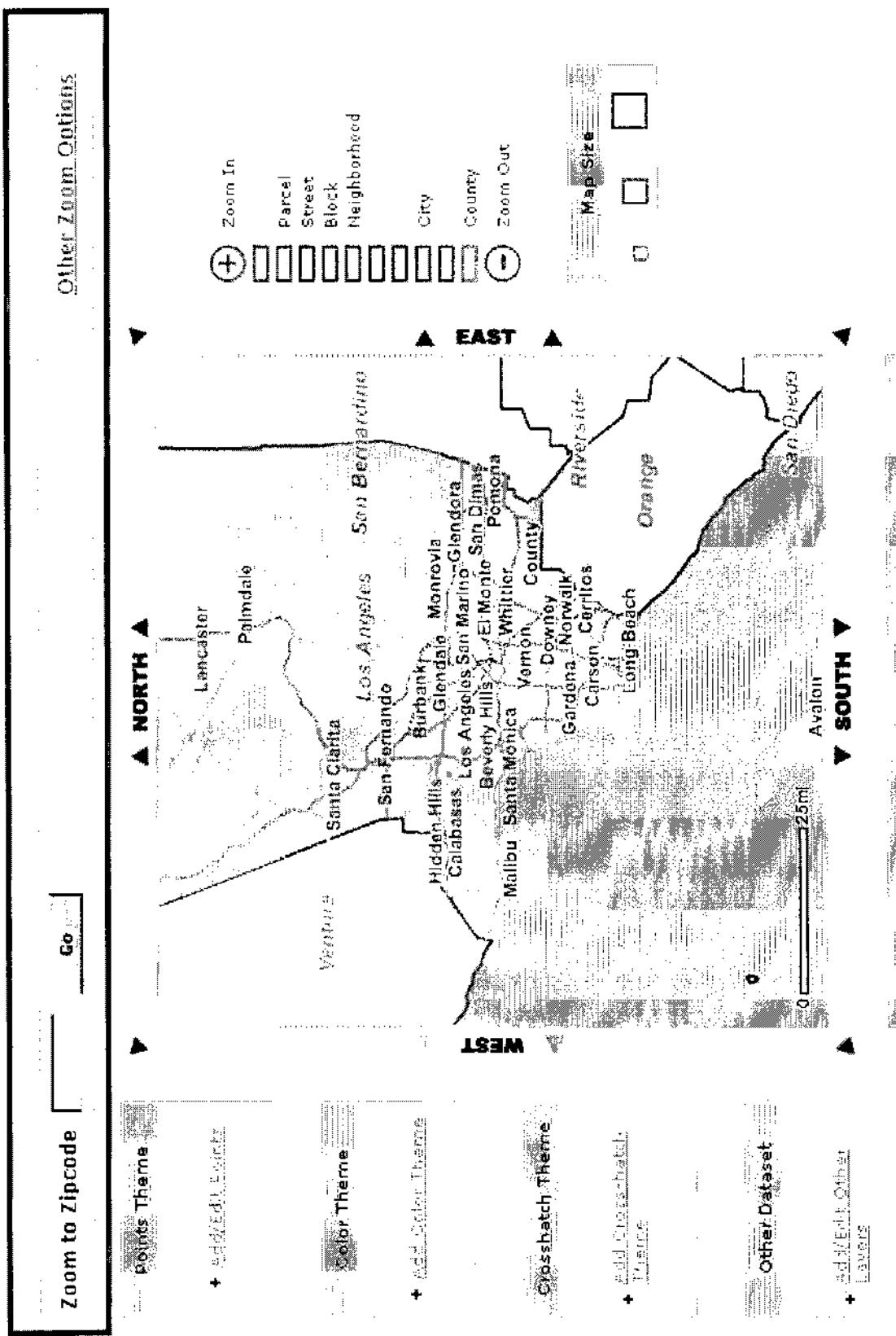
**Home Page**

## About LOTS

LOTS will serve as an interactive web portal that addresses the issue of information barrier in promoting infill housing development by providing a city database and a platform which allows users to query as well as spatially map various characteristics that provides information on potential infill development.

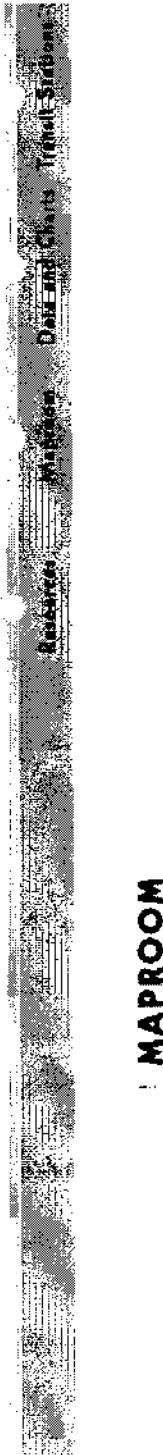


# Maproom



## Maproom: Choose Geography

[About Us](#) | [Contact Us](#) | [Disclaimer](#)



### MAPROOM

[More about this section](#)

#### Pick your geographic focus

Choose the geographic type that you would like to base your search on. The system provides zipcode as the default but you can also select address or parcel, if you would like to search for a particular property. If you would like to look at entire city, choose city from other geographic options.

[Crosshatch Theme](#)

[Other Data](#)

Zoom to a Zipcode

A screenshot of a search interface for zooming to a zipcode. It features a search bar with the placeholder 'Search by address, city, state, zip code' and a dropdown menu below it. A red box highlights the 'Zipcode' option in the dropdown. To the right of the search bar is a button labeled 'To Maproom'.

#### Other Geographic Options

- [Census Tract](#)
- [Address](#)
- [Zipcode](#)
- [City](#)
- [Parcel](#)

# Maproom: Features

Zoom to Zipcode

Other Zoom Options

**Point Theme**

- + Add/Edit Points

**Transit Stations**

**Label Icons**

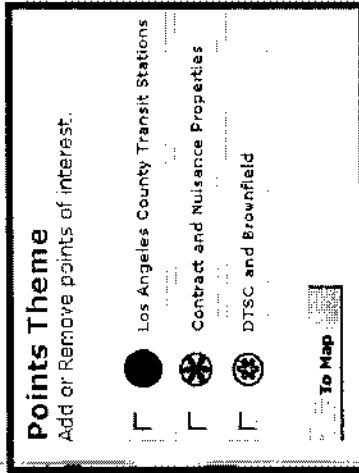
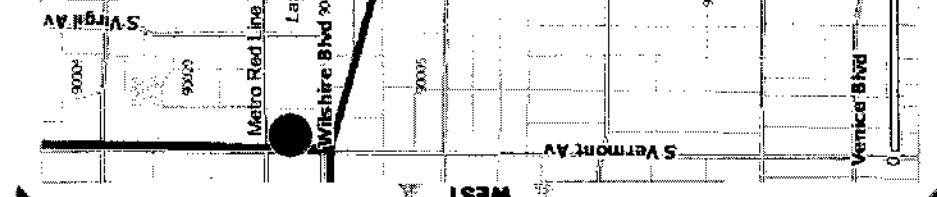
Yes      No

**Color Theme**

- + Solid Color Theme

**Cross Hatch Theme**

- + Cross Hatch



- Clicking on the map will:
- C Identify Point Data  
(Neighborhood level or below)
  - C Data and Chart  
(Neighborhood level or below)
  - C Recenter and Zoom In
  - C Recenter and Zoom Out

[More about this section](#)

### Color Theme

Display gradations of color on your map based on an indicator you choose.

#### Geography

#### Points Theme

#### Color Theme

#### Crosshatch Theme

#### Other Data

[Color Theme](#)  
Display gradations of color on your map based on an indicator you choose.

[Geography](#)

[Points Theme](#)

[Color Theme](#)

[Crosshatch Theme](#)

[Other Data](#)

#### Number of Classes

▾

Choose the number of breakdowns or classes you want for your indicator

#### Color Palette



#### Demographic

▾

#### Housing

▾

#### Economic

▾

#### Lending

▾

#### Transportation

▾

**Maproom:  
Choose Theme**

Zoom to Zipcode  Go

points, Themes

Address Listings

Transit Stations

Label Icons

Color Themes

Address Listings

Renter households  
paying 30% ~ 49%  
of their income as  
Rent (Percentage)

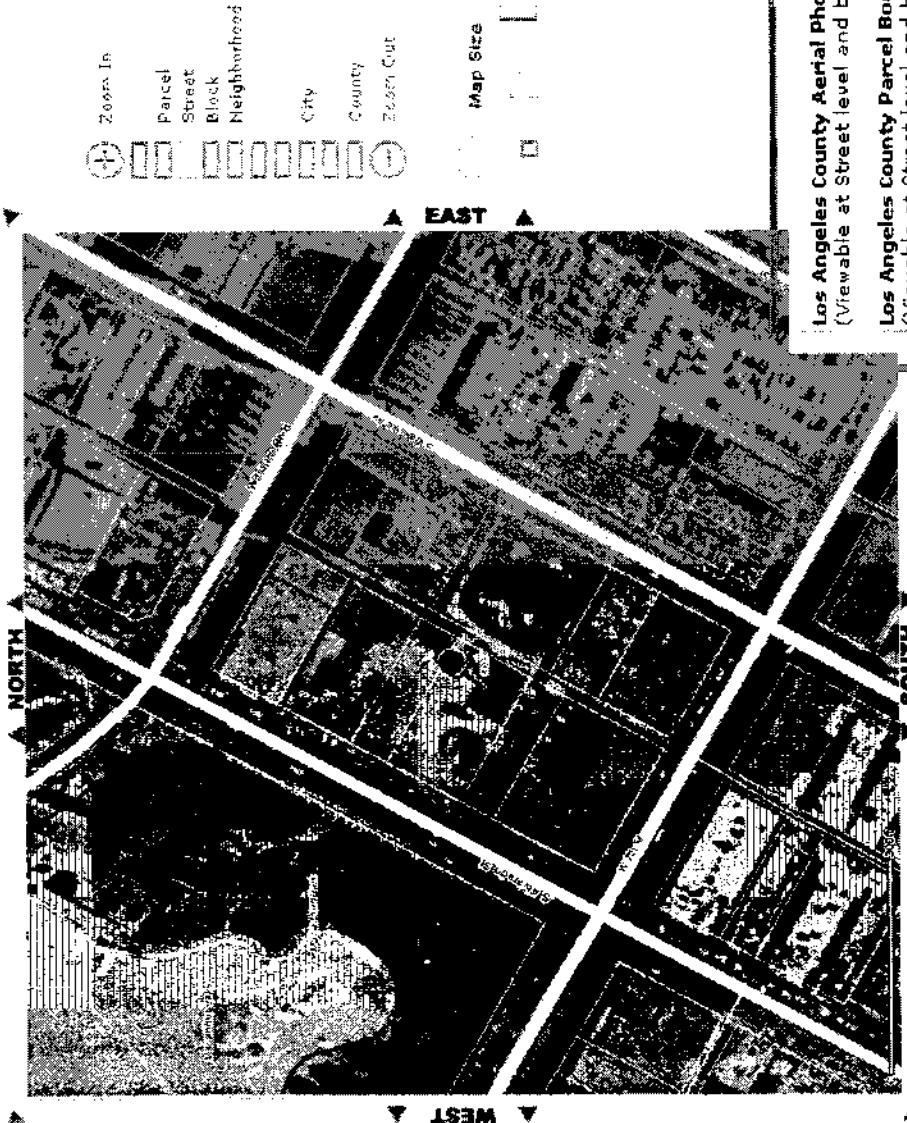
Top 25 Percentile  
31% ~ 100%

Disney Dataset

Address Listings

Land Use

Residential  
Commercial and  
Services



Los Angeles County Aerial Photography  
(Viewable at Street level and below)

Los Angeles County Parcel Boundary  
(Viewable at Street level and below)

Metro Rail Line

Community Redevelopment Area

Historic Area

Land Use  
(Viewable at Neighborhood level and below)

Clicking on the map will

- Identify Point Data
- Data and Chart

- Recenter
- Recenter and Zoom In
- Recenter and Zoom Out

## Maproot Neighbor Analysis



Land Opportunities Tracking System



## DATA & CHARTS

### More about this section

#### Geography

Please select the geography type to define your search and to access data for your area of your interest.

### Pick your geographic focus

#### Zoom to a Census Tract

State	County	Census Tract Number
California	Los Angeles	<input type="text"/>
<b>Example:</b> 213310		

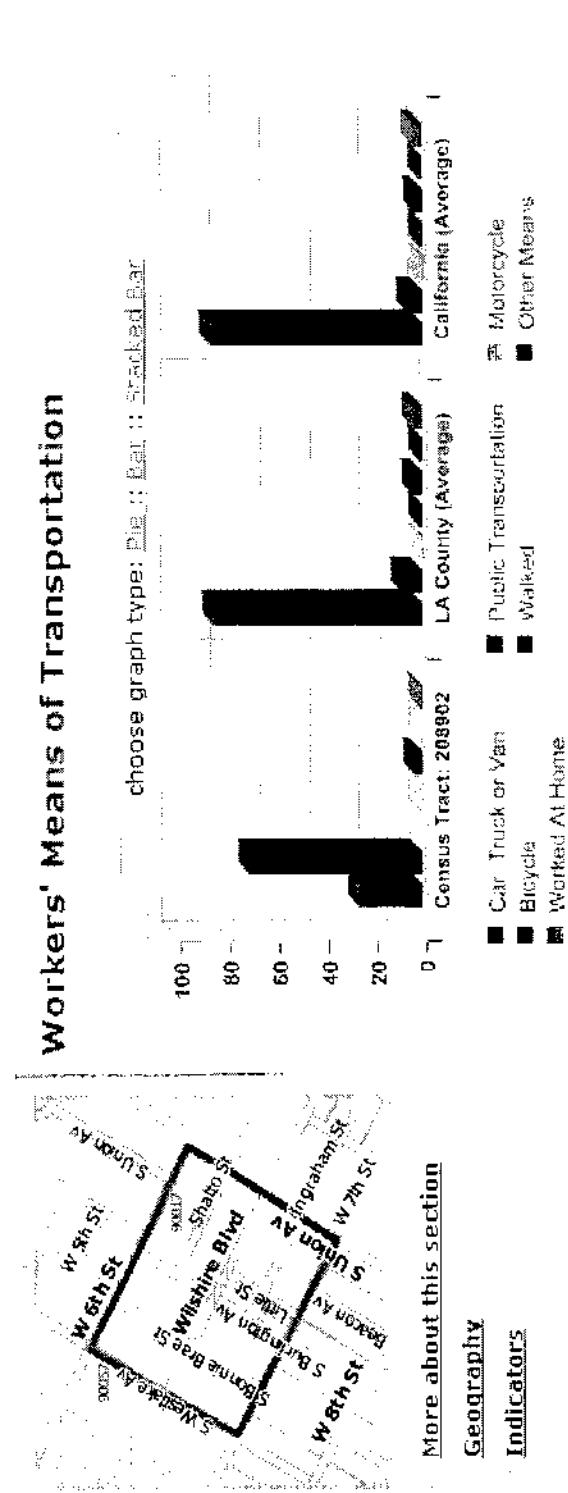
[To Data & Charts](#)

#### Other Geographic Options

- [Census Tract](#)
- [Address](#)
- [ZIP](#)
- [City](#)

## Data and Charts

### Workers' Means of Transportation



	Census	State	County	Tract
Total	26 %	170,316	598,971	208902
Average	26	84	86	
Percent	26%	84%	86%	
Total	70 %	15,724	37,566	
Average	70	8	5	
Percent	70%	8%	5%	
Total	0 %	288	1,442	
Average	0	0	0	
Percent	0%	0%	0%	
Total	0 %	1,271	5,734	
Average	0	1	1	
Percent	0%	1%	1%	
Total	0 %	5,521	21,210	



Transit Stations  
Report a Problem  
Report a Crime  
Report a Fire  
Report a Flood  
Report a Gas Leak  
Report a Power Outage  
Report a Water Main Break

## TRANSIT STATIONS

[More about this section](#)

Transit Stations

Choose a transit station from below to view a profile report on the area surrounding the station.

Blue Line

Choose a station for report

To Report

Gold Line

Choose a station for report

To Report

Red Line

Wilshire/Normandie Station

To Report

Green Line

Choose a station for report

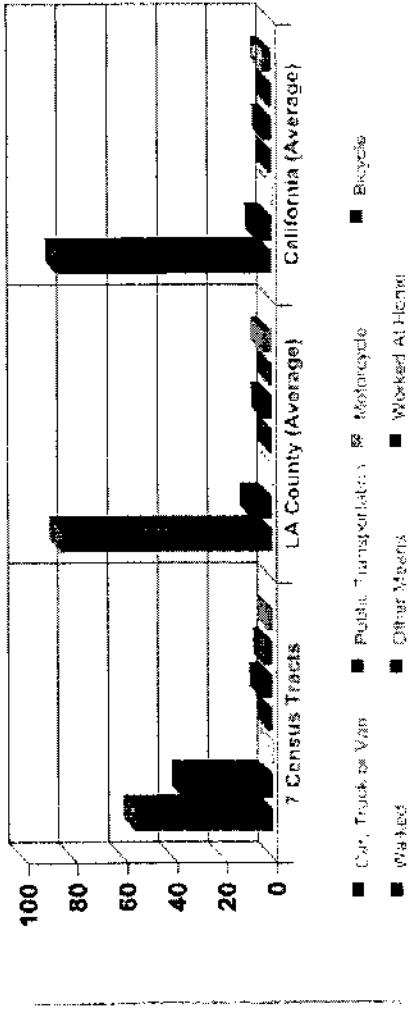
To Report

More about this section	# Name of Transit Station#	This section provides profile of area surrounding the transit station.
Transit Stations		
	<b>Demographic</b>	
	Population	
	Median Age	
	Gender	
	Race/Ethnicity	
	Education	
	Employment	
	Housing	
	Economic	
	Lending	
	Transportation	

## Transit Stations – Aggregated Data

[More about this section](#)

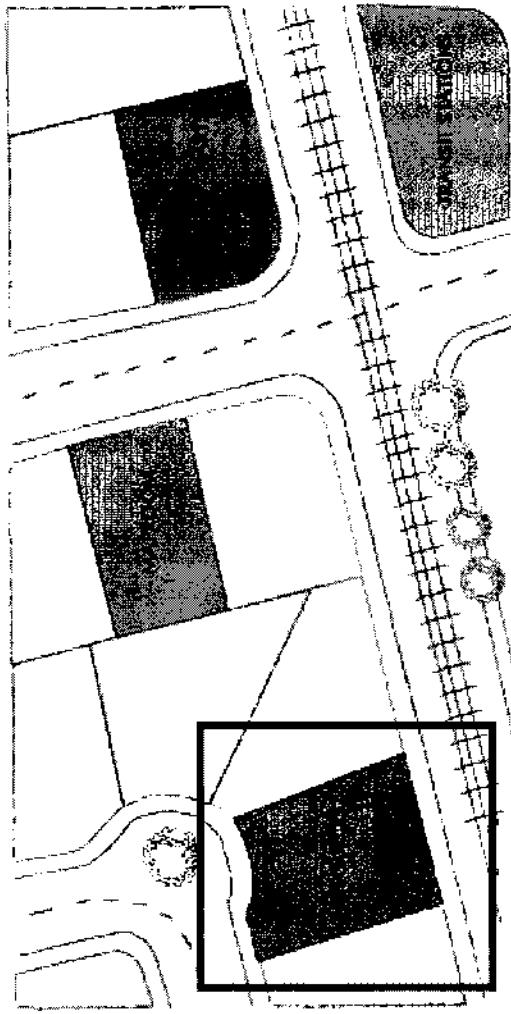
[Transit Stations](#)



		7 Census Tracts	County	State
Workers: Car, Truck or Van (Percentage)	Total	330	170,316	598,971
	Average	55	64	86
Workers: Public Transport (Percentage)	Total	214	15,724	37,566
	Average	36	8	5
Workers: Motorcycle (Percentage)	Total	1	286	1,442
	Average	0	0	0
Workers: Bicycle (Percentage)	Total	7	1,271	5,734
	Average	1	1	1
Workers: Walked (Percentage)	Total	27	6,520	21,210
	Average	5	3	3
Workers: Other Means (Percentage)	Total	15	1,635	5,728
	Average	3	1	1
Workers: Worked At Home (Percentage)	Total	9	6,749	26,858
	Average	2	3	4

# L.A. LOTS

Land Opportunities Tracking System



This interactive mapping system is designed as a comprehensive information portal to support infill development through efficient use of available resources, within the City of Los Angeles and the region.

## NEWS

Los Angeles City Council

City of Los Angeles | Department of City Planning | Land Opportunities Tracking System

[About Us](#) | [Contact Us](#) | [Disclaimer](#)

## RESOURCES

### Infill Studies & Reports

#### Resources

<u>Data Variable Description</u>

#### Data Source Description

### Infill Studies and Reports

This section provides access to some of the additional resources such as studies, reports, initiatives etc. so as to keep the users updated on new developments.

#### I. A Brief Study of Infill and Redevelopment Opportunities Near Transit Stations.

The following summarizes the brief study of the redevelopment potential around two station areas

1. **Wilshire Boulevard around the Vermont and Alvarado Red Line Stations.**
2. **North Hollywood Red Line Station.**

completed by Fregonese Calthorpe Associates (FCA) for the Southern California Association of Governments (SCAG).

[Access Report | Access Project Final](#)

#### II. City of Los Angeles: Smart Growth Housing Initiatives.

The following provides an overview of the different initiatives undertaken by the City of Los Angeles to promote Smart Growth and to provide for more infill housing in the region.

[Smart Report | Smart Project Final](#)

#### III. Encouraging Transit Villages.

While support for smart growth and transit-oriented developments is growing, most developers still perceive these projects as high risk. By creating incentives for developers to build TOD and smart growth projects, cities and counties can help lower the risk for developers while encouraging efficient land use and the creation of urban transit villages.

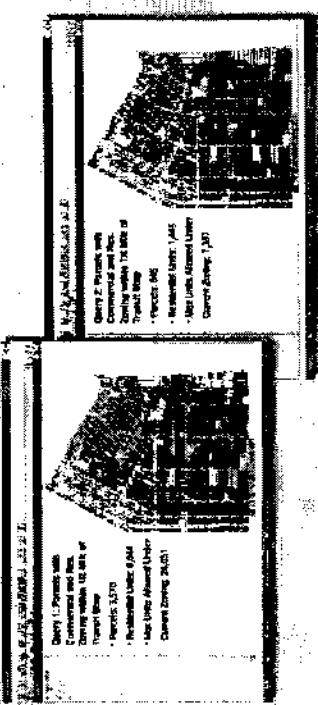
[Access Report](#)

#### IV. A Closer Look at the Blue Line - Building Communities Around Transit.

## Resources

CITY OF LOS ANGELES  
SMART GROWTH HOUSING INITIATIVES

the first two years of growth. CFSI has developed a system for tracking and reporting on the performance of each of its member companies. This system allows CFSI to monitor the progress of each company in meeting its environmental goals and objectives.



The City granted \$10 million in funding, meant to provide funding for affordable housing projects. The Trust Fund further makes projects that have a social view priority, encouraging public outcomes for projects that might otherwise not be built. This is because there has been

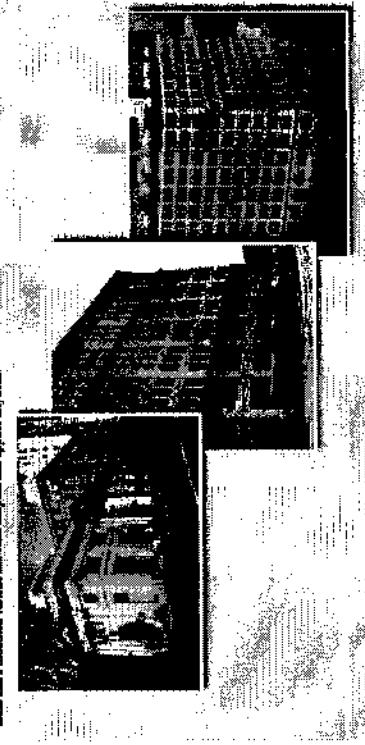


卷之三

This year marked the seventh year our existing cities in northeast Minnesota had 27% additional charity for low-income projects that we add 10-100% of the value for individuals who have less than 100% of the mean. Coming from developing projects that have been the backbone of the city, this development can mean a significant increase in income for individuals. Under the same law, the individuals will receive preference treatment for loans, tax credits, and other tax advantages. This additional security is achieved without the need for any legislation, making them an easy sell, and no legislation is required.



In 1994, the City adopted an ordinance to facilitate the construction of cold, stand-alone dormitories, often referred to as "hotels," that are otherwise impossible to construct under existing building codes. I believe building code exceptions and accommodations by way of existing standards, including requirements that were difficult to apply in Mayor Giuliani's time, are necessary to accommodate the extraordinary circumstances of Los Angeles' homeless population, as well as those in other cities, and demand that the County and City of Los Angeles take action to address this crisis.



# L.A. LOTS

Land Opportunities Tracking System

This interactive mapping system is designed as a comprehensive information portal to support infill development through efficient use of available resources, within the City of Los Angeles and the region.

NEWS

